

**EXHIBIT A**

**Exhibit A – Summary of Cure Amount**

<b><u>Type of Expense</u></b>	<b><u>Amount Owing</u></b>
Base Rent (September 2008) <sup>1</sup>	\$903,447.42
HVAC Charges (September 2008)	\$64,583.33
Unpaid Mechanic's Liens <sup>2</sup>	\$49,938.83
Additional Rent/Charges <sup>3</sup>	\$275,675.33
Recoverable Operating Expenses (January 2008-September 2008) <sup>4</sup>	\$66,985.50
<b>TOTAL</b>	<b>\$1,360,630.41</b>

<sup>1</sup> Consists of rent owed for September 2008 for Entire 2nd, 3rd, 4th and 5th floors; portion of 6th floor (Suite 601); certain portions of Concourse; certain portions of Sub-Concourse; and certain portions of 11th floor.

<sup>2</sup> Consists of two mechanic's liens filed against the property: (a) \$8,500 by Campbell and Dawes LTD for labor performed and materials furnished on the ninth floor, and (b) \$41,438.83 by Henegan Construction Co., Inc. for labor performed and materials furnished on the ninth floor. Copies of the two liens are annexed hereto.

<sup>3</sup> A summary and detail of the unpaid August 2008 and September 2008 charges and additional billings are annexed as pages 1 and 2 hereto.

<sup>4</sup> A chart setting forth the amounts due and paid in 2007, and the amounts owed in arrears by Debtor through August 2008, is annexed hereto.

**Lehman August/September Additional Services Billing**

<b>Service</b>	<b>August</b>	<b>September</b>	<b>Aug/Sept</b>	<b>Total</b>
Elevator	\$ 4,119.63	\$ 6,721.50		
Electric (Est)			\$ 216,795.59	
Condenser Water	\$ 5,171.37	\$ 8,437.50		
TWO	\$ 6,627.16	\$ 5,768.92		
OTHVAC	\$ 6,254.16	\$ 11,572.05		
Water	\$ 601.05	\$ 1,078.14		
Steam/Gas	\$ 1,064.95	\$ 1,463.31		
	\$ 23,838.32	\$ 35,041.42	\$ 216,795.59	<b>\$ 275,675.33</b>

**August 2008 charges**

<b>Location</b>	<b>\$ Amount</b>	<b>Description</b>
5th Fl	382.88	Freight/Dock
8th Fl	191.44	Freight/Dock
Sub CC, CC, 2nd Fl	27.09	Smoke Shutdown
2nd fl (cafeteria)	27.09	Smoke Shutdown
11th Fl	765.76	Freight/Dock
9th Fl	861.48	Freight/Dock
2nd Fl (cafeteria)	1,659.78	A/C O/T
5th & 12th Fl	1,866.48	A/C O/T
9th Fl	653.72	Engineer O/T
	10498657	Freight/Dock
Con Course (Willkie)	3,306.30	A/C O/T
Con Course (Wilkie)	3,306.30	A/C O/T

**13,239.76**

**September 2008 charges**

<b>Location</b>	<b>\$ Amount</b>	<b>Description</b>
2nd Fl (cafeteria)	312.56	Dock
CC, Sub CC	54.18	Smoke Shutdown
2nd Fl (cafeteria)	27.09	Smoke Shutdown
2nd Fl (cafeteria)	27.09	Smoke Shutdown
2nd Fl	156.28	Dock
Sub CC, CC, 2nd-9th	939.62	Freight/Dock
2nd Fl	27.09	Smoke Shutdown
11th Fl	1,627.24	Freight/Dock
5th Fl	226.60	Freight
8th Fl	26,450.04	A/C O/T
4th Fl	3,857.35	A/C O/T
4th Fl	7,714.70	A/C O/T
2nd Fl	566.50	Freight
2nd Fl	2,682.04	Freight
2nd Fl	110.30	Dumpster
2nd Fl	330.91	Dumpster

**45,109.59**

50278

# Mechanic's Lien

*Claimant* Campbell and Dawes LTD.

84-48 129th Street  
Kew Gardens, NY 11415  
718-441-6300  
Gary Dawes , President

*Against*

1301 Properties Owner, L.L.C.  
767 5th Avenue  
21st Floor  
New York, NY 10153

Henegan Construction  
250 West 30th Street  
New York, NY 10001



## Notice of Lien

*Amount* \$8,500.00

*Premises known as*

1301 6th Avenue, "Lehman Brothers"  
New York, NY

*Block:* 1005  
*Lot:* 29

SG 278

9/19/2008 10:31 AM FROM: Speedy Law Inc. TO: +1 (718) 441-1150 PRIOR: 002 OF 003

## NOTICE UNDER MECHANIC'S LIEN LAW

To the Clerk of the County of New York and all others whom it may concern:

**Please Take Notice,** that Campbell and Dawes LTD.

as lienor(s) have and claim a lien on the real property hereinafter described as follows:

(1) The names and residences of the lienor(s) are Campbell and Dawes LTD.

84-48 129th Street  
Kew Gardens, NY 11415

being a Corporation duly organized and existing under and by virtue of the laws of the State of New York whose business address is at 84-48 129th Street Kew Gardens, NY 11415

(2) The owner of the real property is 1301 Properties Owner, L.L.C.

and the interest of the owner as far as known to the lienor(s) is Fee Simple

(3) The name of the party by whom the lienor(s) was (were) employed is:

Hanegan Construction

The name of the party to whom the lienor(s) furnished or is (are) to furnish materials or for whom the lienor(s) performed or is (are) to perform professional services is:

Hanegan Construction

(4) The labor performed and Supplied and Installed Electrical Material, Etc.  
material furnished were

✓  
05

1.

The materials actually manufactured for but not delivered to the real property are N/A

The agreed price and value of the labor

performed and value of the material furnished is \$8 500.00

The agreed price and value of the material actually mfd. for but not delivered to the real prop. is

The agreed fee for professional services is

Total agreed price and value \$8 500.00

(5) The amount unpaid to the lienor(s) for said labor

performed and said material furnished is \$8,500.00

The amount unpaid to lienor(s) for material actually mfd. for but not delivered to the real prop. is

Total amount unpaid \$8,500.00

The total amount claimed for which this lien is filed is \$8,500.00

(6) The time when the first item of work was performed was

The time when the first item of material was furnished was 9/6/2008

The time when the last item of work was performed was 9/8/2008

The time when the last item of material was furnished was 9/8/2008

(7) The property subject to the lien is situated in New York, County of New York, State of New York

Known as 1301 6th Avenue, "Lehman Brothers"  
New York, NY

That said labor and materials were performed and furnished for and used and that the professional services rendered were used, in the improvement of the real property hereinbefore described

Dated September 19, 2008

  
Gary Dawes, President

200 SEP 23 PM 1:44  
COURT CLERK  
NY CITY

9/13/2008 1:15:21 AM FROM: Speedy Lien Inc. TO: +1 (716) 6417156 PAGE: 003 OF 003

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STATE OF NEW YORK COUNTY OF

SS:

INDIVIDUAL OR PARTNER

being duly sworn, says  
that deponent is of the co-partnership named in the within notice of lien and the lienor(s) mentioned in the foregoing notice of lien;  
that deponent has read the said notice and knows the contents thereof, and that the same is true to deponent's own knowledge, except  
as to the matters therein stated to be alleged upon information and belief, and that as to those matters deponent believes it to be true

<<Officer[CoPart]>>

STATE OF NEW YORK COUNTY OF New York

SS:

CORPORATION

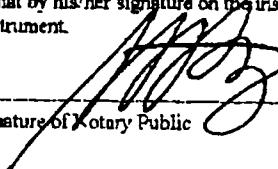
Gary Dawes being duly sworn, says  
that deponent is the President of Campbell and Dawes LTD  
herein, that deponent has read the foregoing notice of lien and knows the contents thereof, and that the same is true to deponent's own  
knowledge, except as to the matters therein stated to be alleged upon information and belief, and that as to those matters deponent  
believes it to be true. The reason why this verification is made by deponent is that deponent is an officer,  
to wit, the President of Campbell and Dawes LTD  
which is a Domestic corporation, and deponent is familiar with the facts and circumstances herein.

  
Gary Dawes, President

State of New York ss:

County of Nassau

On the 19 day of September in the year 2008 before me, the undersigned, a Notary  
Public in and for said State, personally appeared Gary Dawes, President personally known to me or proved to me on the basis of  
satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she  
executed same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of  
which individual acted, executed the instrument.

  
Signature of Notary Public

MICHAEL W. SCHWARTZ  
Notary Public, State of New York  
No. 4877407  
Qualified in Nassau County  
Commission Expires Nov. 17, 2010

09/22/2008 16:46 12125545844

COORDINATOR LEGAL AF

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# Mechanic's Lien

*Claimant* Henegan Construction Co., Inc.

250 West 30th Street  
New York, NY 10001  
212-947-6441 Ext 350  
Nancy E. Pearl, Sr. V.P Finance &

*Against*

1301 Properties Owner LLC  
c/o Macklowe Properties  
767 5th Avenue - 21st Floor  
New York, NY 10153

Lehman Brothers Holdings Inc.  
1301 Avenue of the Americas  
New York, NY 10019



# Notice of Lien

*Amount* \$41,438.83

*Premises known as*

1301 Avenue of The Americas 9th Floor  
New York, NY

Block: 1005  
Lot: 29

50264

## NOTICE UNDER MECHANIC'S LIEN LAW

To the Clerk of the County of New York and all others whom it may concern:

Please Take Notice, that Henegan Construction Co., Inc.  
as lienor(s) have and claim a lien on the real property hereinafter described as follows:

(1) The names and residences of the lienor(s) are Henegan Construction Co., Inc.

250 West 30th Street  
New York, NY 10001

being a Corporation Duly organized and existing under and by virtue of the laws of the State of New York  
whose business address is at 250 West 30th Street New York, NY 10001

(2) The owner of the real property is 1301 Properties Owner LLC

and the interest of the owner as far as known to the lienor(s) is Fee Simple

(3) The name of the party by whom the lienor(s) was (were) employed is:  
Lehman Brothers Holdings Inc.

The name of the party to whom the lienor(s) furnished or is (are) to furnish materials or for whom  
the lienor(s) performed or is (are) to perform professional services is:  
Lehman Brothers Holdings Inc.

(4) The labor performed and Supplied and Installed Lumber, Drywall, Electrical Materials, Etc.  
material furnished were

Block:  
1005

Lot:  
29 The materials actually manufactured for but not delivered to the real property are N/A

The agreed price and value of the labor  
performed and value of the material furnished is \$41,438.83

The agreed price and value of the material actually mfd. for but not delivered to the real prop. is

The agreed fee for professional services is

Total agreed price and value \$41,438.83

(5) The amount unpaid to the lienor(s) for said labor  
performed and said material furnished is \$41,438.83

The amount unpaid to lienor(s) for material actually mfd. for but not delivered to the real prop. is

Total amount unpaid \$41,438.83

The total amount claimed for which this lien is filed is \$41,438.83

(6) The time when the first item of work was performed was 9/8/2008

The time when the first item of material was furnished was 9/8/2008

The time when the last item of work was performed was 9/17/2008

The time when the last item of material was furnished was 9/17/2008

(7) The property subject to the lien is situated in New York, County of New York ,State of New York  
Known as: 1301 Avenue of The Americas 9th Floor  
New York, NY

That said labor and materials were performed and furnished for and used, and that the professional services rendered were  
used, in the improvement of the real property hereinbefore described.

Dated September 18, 2008

  
Nancy E. Pearl, Sr. V.P Finance & Administration

09/22/2008 16:46 12125545844

COORDINATOR LEGAL AF

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50264

STATE OF NEW YORK, COUNTY OF

SS.:

INDIVIDUAL OR PARTNER

being duly sworn, says  
that deponent is of the co-partnership named in the within notice of lien and the licensor(s) mentioned in the foregoing notice of lien,  
that deponent has read the said notice and knows the contents thereof, and that the same is true to deponent's own knowledge, except  
as to the matters therein stated to be alleged on information and belief, and that as to those matters deponent believes it to be true.

<<Officer[CoPart]>>,

STATE OF NEW YORK, COUNTY OF

SS.:

CORPORATION

Nancy E. Pearl being duly sworn, says  
that deponent is the Sr. V.P Finance & Administration of Henegan Construction Co., Inc.  
herein, that deponent has read the foregoing notice of lien and knows the contents thereof, and that the same is true to deponent's own  
knowledge, except as to the matters therein stated to be alleged upon information and belief, and that as to those matters deponent  
believes it to be true. The reason why this verification is made by deponent is that deponent is an officer,  
to wit, the Sr. V.P Finance & Administration of Henegan Construction Co., Inc.  
which is a Domestic corporation, and deponent is familiar with the facts and circumstances herein.

Nancy Pearl  
Nancy E. Pearl, Sr. V.P Finance &  
Administration

State of New York

ss:

County of New York

On the 18 day of September in the year 2008, before me, the undersigned, a Notary Public in and for said State,  
personally appeared Nancy E. Pearl, Sr. V.P Finance & Administration personally known to me or proved to me on the basis of  
satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she  
executed same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which  
individual acted, executed the instrument.

Catherine A. Ziegler  
CATHERINE A. ZIEGLER Signature of Notary Public  
Notary Public, State of New York  
No. 02Z14867107  
Qualified in Westchester County  
Commission Expires July 14, 2010

**# 1301 - 1301 Avenue of the Americas  
For the Year Ending December 31, 2007  
Recoverable Operating Expenses: By Tenant**

## TOTALS

#REF!

Oper.Exp.Esc.2007